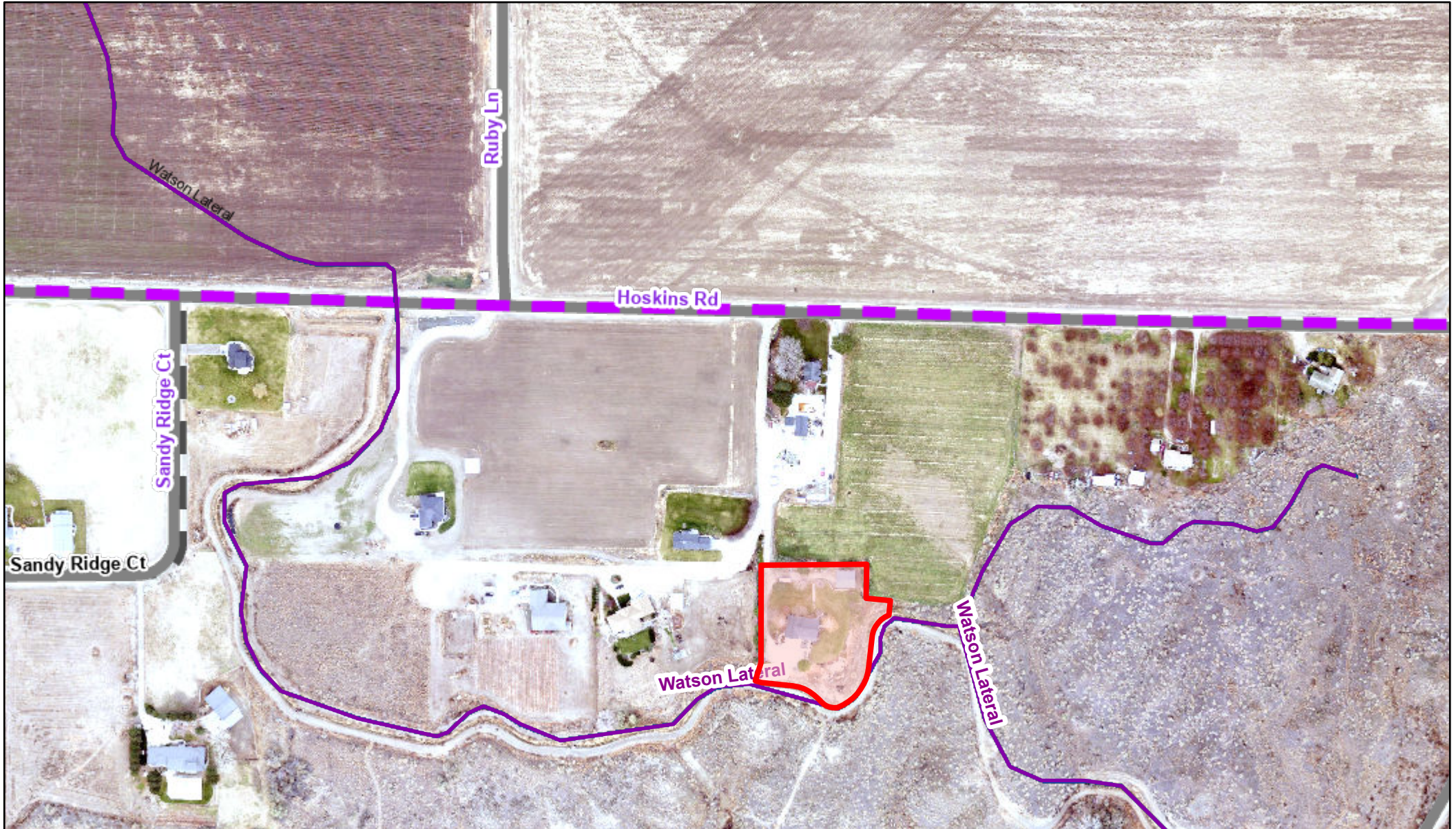


Canyon County, ID Web Map



6/22/2023, 2:44:53 PM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- CC_PrivateRoads

CanyonCountyRoads

Roads

ITDFunctionalClassification

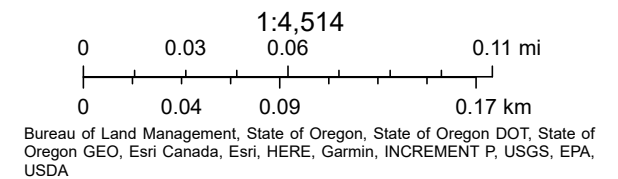
Major Collector

Canyon County Imagery_2019

Red: Band_1

Green: Band_2

Blue: Band_3



Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |



Master Application

Canyon County Development Services 1115 Albany Street, Caldwell, ID 83605.

www.canyoncounty.org Phone 208-454-7458 fax 208-454-6633

Owner(s) information:

Name: Wallace McDowell

Address: 15860 Fran Lane

Telephone: [REDACTED] Fax: [REDACTED]

Email: [REDACTED]

City: Wilder State: ID Zip: 83676

Signature: (Owners)

Date

I consent to this application and agree to allow DSD Staff / Commissioners to enter the property for site inspections.

If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who is eligible to sign.

Applicant: Representative / Business Name:

Name: HECO Engineers Jesse Christensen

Additional Contact if applicable: Business Name:

Name: jessecc@hecoengineers.com

Address: PO Box 235

Address:

City: Payette State: ID Zip: 83661

City: State: Zip:

Telephone: 208-462-3304 Fax:

Telephone: Fax:

Email:

Email:

I certify this information is correct to the best of my knowledge.

Engineer / Surveyor if applicable: Business Name:

Name: Timberline Surveying Phone: 208-465-5687

Address: 847 Park Centre Way #3 Fax:

City: Nampa State: ID Zip: 83651

Email: kcook@timberlinesurvey.com

Signature: (Applicant)

Date

Site Information: Address: Corner of Hoskins Rd and Fran Lane Canyon County

Total Acreage: 48.8

Tax Parcel Number(s): 33430010 0

Quarter Section: NE1/4 Section: 18 Township: 3 North Range: 4 W Zoning: RR

Area of Impact: Subdivision: Lot: Block:

Check application type:

Administrative Applications

- ☐ Assisted Care Facility
- ☐ Bed and Breakfast
- ☐ Day Care Facility
- ☐ Reduction Frontage, Easement, Road Lot
- ☐ Floodplain Development
- ☐ Home Business ☐ New Application ☐ Renewal
- ☐ Land Division Administrative
- ☐ Mineral Extraction short term
- ☐ Public Service Agency Telecom >75'

- ☐ Parcel Inquiry
- ☐ Property Boundary Adjustment
- ☐ Quasi-Public Use
- ☐ Sign
- ☐ Temporary Use ☐ New Application ☐ Renewal
- ☐ Utility Facility
- ☐ Variance up to 33%
- ☐ Wind Energy System Small
- ☐ Zoning Compliance Certificate

Hearing Level Applications

- ☐ Appeal
- ☐ Comprehensive Plan Change ☐ Text ☐ Map
- ☐ Conditional Use
- ☐ Road Name Change

- ☐ Time Extension
- ☐ Variance
- ☐ Zoning Ordinance Amendment ☐ Map ☐ Text

Subdivision Applications

- ☐ Final Plat
- ☒ Short Plat
- ☐ Preliminary Plat

- ☐ Plat Amendment or Minor Replat
- ☐ Simple Changes to a Plat
- ☐ Vacation of Plat, Lot, Road, Easement

Office Use Only: Case #: SP2019-0019 Received by: J. Almeida Date: 4/12/19 Fees: \$1700.00 Receipt #: 3407

#2213

Master Application must be accompanied with an application checklist relative to application type.

Rev.11.5.10



Development Services Department



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ zoninginfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

Courtesy Notice

May 18, 2022

Wallace McDowell
15860 Fran Ln.
Wilder, ID 83676

Re : Case No. SD2019-0019

Dear Mr. McDowell :

You are listed as the master application for the above mentioned case. In reviewing pending case files, it appears that there has not been activity on this file for some time, and the last correspondence on this case was in 2019.

We will be closing the file in 15 business days if we do not hear back from you on how you would like to proceed.

Thank you for your attention to this matter.

Sincerely,

Jennifer Almeida
Planner III

Jennifer.Almeida@canyoncounty.id.gov

8629767

WARRANTY DEED

For value received, U. D. Asumndi and Dolores A. Asumendi, husband and wife, the Grantors, do hereby grant, bargain, sell and convey unto Wallace W. McDowell and Nam Yon McDowell, husband and wife, the Grantees, whose address is P.O. Box 1173, Homedale, Idaho, the following described premises, real property, to wit:

The North Half of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter, all in Section 18, Township 3 North, Range 4 West of the Boise Meridian, in Canyon County, Idaho;

Also, a part of Government Lot 5, Section 18, Township 3 North, Range 4 West of the Boise Meridian, in Canyon County, Idaho, more particularly described as follows: Beginning at the Northeast corner of said Government Lot 5, (North one-sixteenth corner); thence South $0^{\circ}11'07''$ East 156.18 feet along the East boundary of said Government Lot 5, to a point on the center line of the Watson lateral; thence North $66^{\circ}47'05''$ West 204.95 feet along the center line of said lateral; thence North $25^{\circ}14'40''$ West 88.40 feet along the center line of said lateral; thence South $88^{\circ}50'27''$ East 225.60 feet along the North boundary of said Government Lot 5, to the point of beginning, subject however, to a right-of-way for the Watson lateral along the Southwesterly boundary;

Also, a parcel of land situated in Lot 1 of Section 17, Township 3 North, Range 4 West of the Boise Meridian, in Canyon County, Idaho, more particularly described as follows: Beginning at the Northwest corner of said Lot 1; Thence North $89^{\circ}27'53''$ East, along the North Boundary of said Lot 1, a distance of 206.85 feet; thence South $59^{\circ}40'07''$ East a distance of 58.90 feet; thence South $86^{\circ}53'00''$ East a distance of 53.10 feet; thence South $28^{\circ}42'00''$ East a distance of 136.78 feet; thence South $1^{\circ}11'30''$ West a distance of 63.64 feet to a point on the center line of an existing irrigation ditch; thence traversing the center line of said irrigation ditch as follows: South $76^{\circ}22'00''$ West a distance of 39.74 feet; North $85^{\circ}35'30''$ West a distance of 188.38 feet; North $70^{\circ}19'30''$ West a distance of 157.49 feet to a point on the west boundary of said Lot 1; thence leaving the center line of said irrigation ditch and proceeding North $0^{\circ}07'00''$ West a distance of 156.18 feet to the (continued)

point of beginning;

SAVE AND EXCEPT THEREFROM, the following described tracts of land, to-wit:

EXCEPTION NO. 1: A part of the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 18, Township 3 North, Range 4 West of the Boise Meridian, in Canyon County, Idaho, more particularly described as follows: Beginning at the Northwest corner of the said Northeast Quarter of the Northeast Quarter; thence South $88^{\circ}31'10''$ East (formerly described as South $89^{\circ}22'00''$ East) 480.85 feet along the North boundary of the said Northeast Quarter of the Northeast Quarter; thence South $3^{\circ}44'05''$ West 124.00 feet (formerly described as South $2^{\circ}53'15''$ West 124.11 feet); thence South $52^{\circ}19'20''$ West (formerly described as South $51^{\circ}28'30''$ West) 74.45 feet; thence South $65^{\circ}56'15''$ West (formerly described as South $65^{\circ}05'25''$ West) 169.26 feet; thence South $47^{\circ}32'50''$ West (formerly described as South $46^{\circ}42'00''$ West) 129.19 feet; thence South $78^{\circ}33'45''$ West, (formerly described as South $77^{\circ}42'55''$ West) 76.47 feet; thence North $86^{\circ}33'35''$ West (formerly described as North $87^{\circ}24'25''$ West) 367.73 feet; thence North $4^{\circ}56'10''$ East 338.64 feet (formerly described as North $4^{\circ}05'20''$ East 338.35 feet); thence South $88^{\circ}31'30''$ East (formerly described as South $89^{\circ}22'00''$ East) 249.14 feet along the North boundary of said Northwest Quarter of the Northeast Quarter to the point of beginning;

EXCEPTION NO. 2: A part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 3 North, Range 4 West of the Boise Meridian, in Canyon County, Idaho, more particularly described as follows: Commencing at the Southeast corner of said Northeast Quarter of the Northeast Quarter (North one-sixteenth corner); thence North $88^{\circ}50'27''$ West 225.60 feet along the South boundary of the said Northeast Quarter of the Northeast Quarter to a point on the center line of the Watson lateral, the POINT OF BEGINNING; thence traversing the center line of said lateral as follows: North $25^{\circ}14'40''$ West 28.70 feet; thence North $67^{\circ}08'30''$ West 119.89 feet; thence North $42^{\circ}43'10''$ West 91.22 feet; thence North $79^{\circ}41'10''$ West 167.58 feet; thence South $85^{\circ}04'20''$ West 147.38 feet; thence South $78^{\circ}06'20''$ West 99.20 feet; thence South $21^{\circ}47'40''$ West 132.94 feet, to a point on the South boundary of said Northeast Quarter of the Northeast Quarter; thence leaving said lateral, South $88^{\circ}50'27''$ East 642.86 feet along the South boundary of said Northeast Quarter of the Northeast Quarter, to the POINT OF BEGINNING.

EXCEPTION NO. 3: A tract of land situated in the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 18, Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and more particularly described as follows: Beginning at the Northwest corner of said Northeast Quarter of the Northwest Quarter (West 1/16 cor.) monumented with a 3 inch diameter brass disk; thence South 0°11'48" East, 1110.09 feet along the Westerly boundary of said Northeast Quarter of the Northwest Quarter; thence North 82°25'25" East, 77.82 feet, thence South 48°44'24" East, 172.14 feet; thence North 42°46'21" East, 211.18 feet; thence South 78°17'09" East, 244.22 feet; thence South 87°53'37" East, 232.77 feet; thence North 8°43'55" West, 343.56 feet; thence South 61°32'05" East, 191.05 feet; thence South 80°29'12" East, 219.40 feet; thence North 87°50'11" East, 344.34 feet; thence North 82°18'15" East, 135.39 feet; thence North 63°52'48" East, 225.14 feet; thence North 0°07'00" East, 200.44 feet; thence North 89°30'40" East, 217.52 feet; thence South 1°02'27" West, 69.80 feet; thence South 84°18'12" East, 194.41 feet; thence North 23°46'54" East, 286.13 feet; thence North 4°57'29" East, 338.28 feet (formerly described as North 4°56'10" East, 338.64 feet on Alpha Drawing No. 77-76); thence North 88°30'47" West, 1072.83 feet along the Northerly boundary of said Northwest Quarter of the Northeast Quarter, (formerly described as North 88°31'30" East); thence North 88°31'23" West, 1320.78 feet along the Northerly boundary of said Northeast Quarter of the Northwest Quarter to the POINT OF BEGINNING.

FURTHER GIVING AND GRANTING unto the Grantees herein an easement under the real property described in Exception No. 1 in Exhibit "A", for the usage, maintenance and repair of an existing water line, as now located, if the same does lie under said Exception No. 1, which easement shall be perpetual during the life of the water system, and is appurtenant to the real property herein transferred to the Grantees.

FURTHER GIVING AND GRANTING unto the Grantees herein an easement 28.00 feet wide across Exception No 3, for the purpose of ingress and egress the center line described as follows: Commencing at the corner of the Northwest corner of the Northwest Quarter of the Northeast Quarter (North Quarter corner) monumented with a 3 inch diameter brass disk; thence South 88°30'47" East, 542.31 feet, to the POINT OF BEGINNING; thence South 1°05'08" West, 525.36 feet along said centerline to the terminus of this easement. The said easement shall be perpetual and is appurtenant to the real property herein transferred to the Grantees.

Subject to an easement hereby retained by the Grantors under the real property conveyed to the Grantees in this instrument for the usage maintenance and repair of an existing water line which presently runs from the house located on Exception No. 3 to a spring for the purpose of supplying domestic water to the house. The Grantor also hereby retains a water right to the said spring for enough water to supply the domestic needs of two homes but not a right for irrigation purposes or an exclusive right.

SUBJECT TO ALL taxes and assessments for the year 1986 and all subsequent years;

SUBJECT TO any United States patent restrictions and/or State of Idaho deed restrictions;

SUBJECT TO easements and rights of way of record and/or usage.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantees, heirs and assigns, forever. And the said Grantors do hereby covenant to and with the said Grantees that they are the owners in fee simple of said premises; that said premises are free from all encumbrances; save except as above set forth, and that they will warrant and defend the same from all lawful claims .. whatsoever.

Dated this 22nd ^{September} day of ~~June~~, 1986.

U.D. ASUMENDI
U.D. ASUMENDI

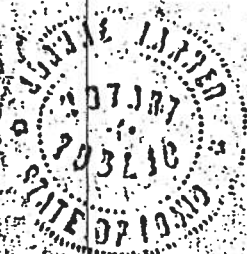
Dolores A. Asumendi
DOLORES A. ASUMENDI

GRANTORS

STATE OF IDAHO)
County of Ada) ss.

On this 22nd day of September, 1986, before me a Notary Public in and for said State, personally appeared U. D. ASUMENDI and DOLORES A. ASUMENDI, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Deanna Warner
Notary Public of Idaho
Residing at Boise, Idaho

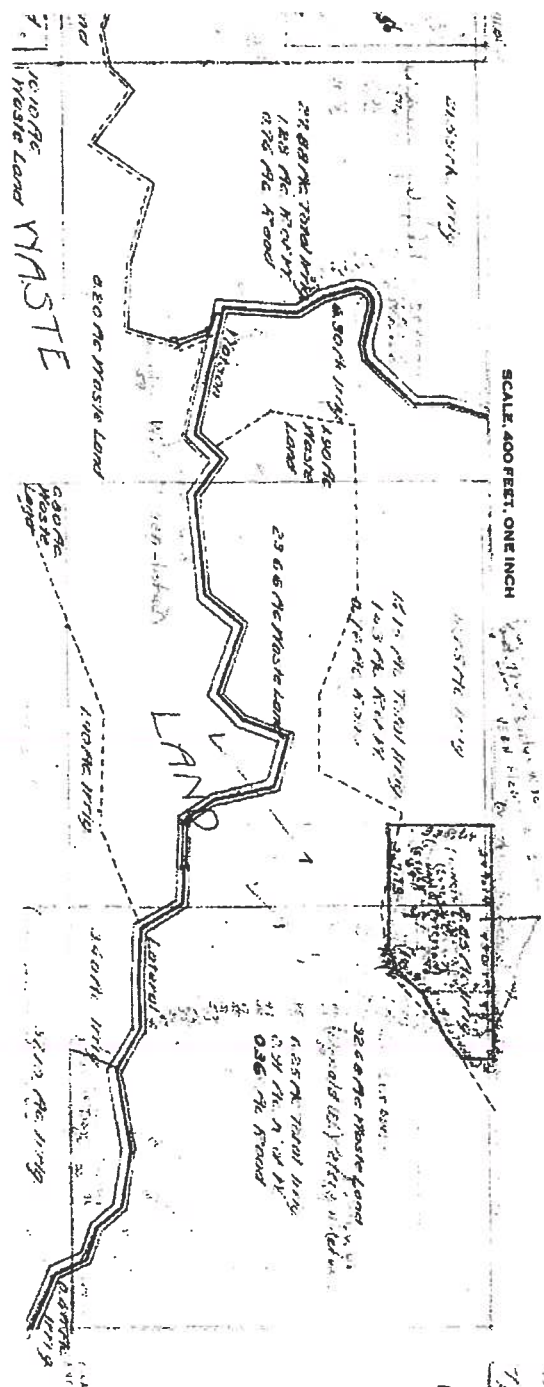
WARRANTY DEED - 4

REQUEST Mem Yu McD
Time Deed in 8:00

86 NOV 25 PM 2 3
BILL STAKER
CANYON CITY RECORDER

RECORDED

8629767



459-3981

T3N R4W SEC.18

